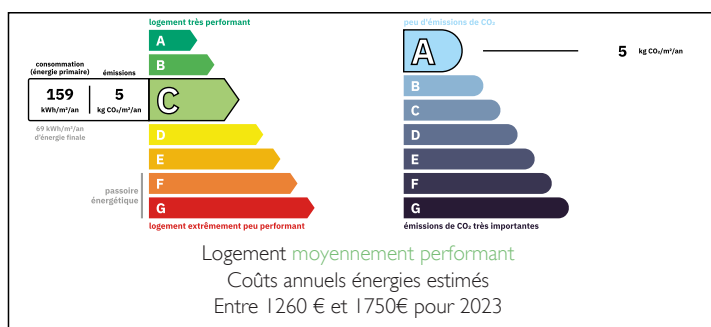


Elegant country house with swimming pool, large garden and garage. Very good quality fixtures and fittings.

## EXCLUSIVE



## ENERGY - DPE



## INFORMATION

Town:	Le Pescher
Department:	Corrèze
Bed:	2
Bath:	2
Floor:	102 m2
Plot Size:	2875 m2

## IN BRIEF

This lovely country home definitely merits a visit! Perfect as either a full-time home or for long summer holidays basking by the pool in the sunshine. It would even lend itself to holiday lets for those interested in a commercial investment! The house is set out over 3 floors and comprises one huge double bedroom with sitting room and private bathroom on the top floor, a further double bedroom with separate WC on the first floor, next to a bright and comfortable sitting room which in turn benefits from a powerful woodburner for those chilly autumn nights. On the ground floor, there is a fully equipped modern kitchen with dining area with access out to the terrace by the pool. The surrounding gardens, which feature a quirky shaded kiosk, are fully enclosed and completely private.

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## LOCAL TAXES

Taxe foncière:	955 EUR
Taxe habitation:	EUR

## NOTES

## DESCRIPTION

Entrance: This property is approached via a high metal gate with automatic opening, which completely conceals the house and parkland inside. There is CCTV available to monitor arrivals at the gate. This house is very secure!

The driveway leads to a ground floor entrance, which in turn leads into the kitchen / dining room, a downstairs shower room and WC and a utility room. The kitchen benefits from a Rangemaster Aga cooker and Miele dishwasher, washing machine and dryer. There are doors from both the kitchen area and the utility room out onto the terrace by the pool.

Stairs lead up to the first floor where you will find a large and light-filled open-plan living room, along with a double bedroom and separate WC.

A further set of stairs lead up to the top floor, with a very large double bedroom with sitting area and luxury ensuite bathroom.

Central Heating : Reversible air source heat pump with air conditioning throughout the house. There is also a powerful Jotul woodburner in the main living room.

Insulation : All of the windows and doors are double glazed and all windows have electric shutters (all fairly recently installed).

Internet: The house has fibre internet access installed.

Drainage: The house is linked to mains drainage.

Swimming pool: The inground pool, which was installed in 2017, measures 8m x 5m and is 1.4m deep. The liner is in good condition and it is cleaned by the chlorine method along with a robot....